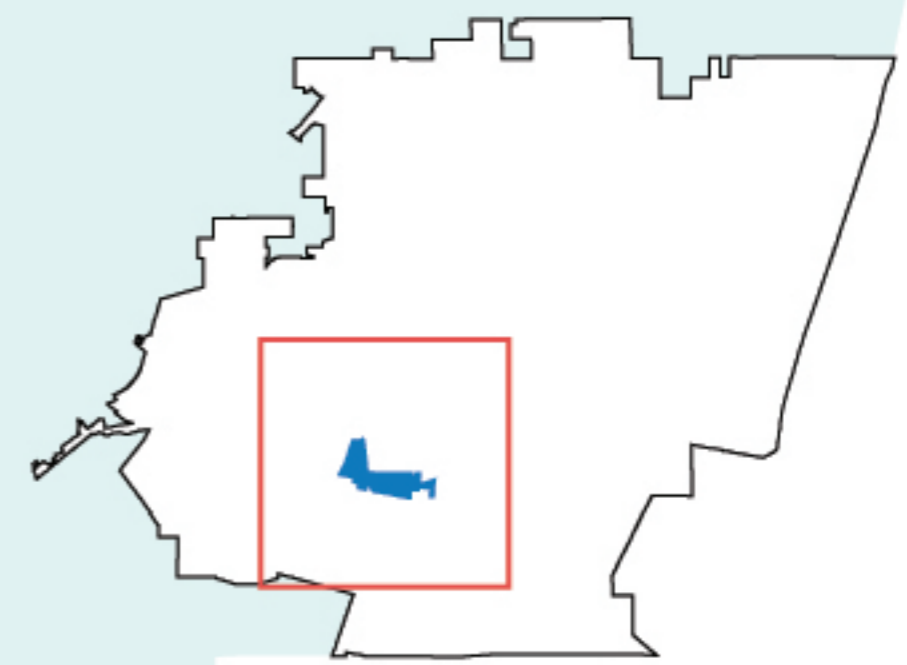


SOUTH SAN JOSE HILLS



South San Jose Hills



**EAST
SAN GABRIEL VALLEY
AREA PLAN**

SOUTH SAN JOSE HILLS

INTRODUCTION



The unincorporated community of South San Jose Hills is in the southern portion of the East San Gabriel Valley Planning Area. It is in the 1st Supervisorial District and is about 1.5 square miles.

The community is bordered by the City of West Covina on the north and east, the Cities of Industry and La Puente to the west, and the City of Industry to the south. Valley Blvd. is a southern corridor in the community with a concentration of industrial uses and is designated as an opportunity corridor by the General Plan.

For more information, please visit: planning.lacounty.gov/esgvap

SOUTH SAN JOSE HILLS

COMMUNITY CHARACTERISTICS



Community Layout

The community slopes down to the southwest with about a 100' change in elevation from 500' to 400' near Valley Blvd. The community is largely made up of small, curving, residential streets with access points to the major roads along its boundary.



Land Use

The community is predominately residential. Valley Blvd., which runs partly along the southern boundary of the community, has a mix of commercial and industrial uses, including the Southern Pacific railroad right-of-way.



Main Roads

Major corridors in the community include Valley Blvd. to the south, Nogales Rd. to the east, and Azusa Ave. to the west. These major roads connect to other cities, freeway access, and major destinations.



Parks

Sunshine Park is located in the southern part of the community, offering opportunities to play sports, cool off in the splash pad in the summer, and gather around barbeques and picnic tables, among other activities.



Waterways

Four drainage channels flow from northeast to southwest through the residential neighborhoods to join the San Jose Creek Diversion Channel south of Valley Blvd.



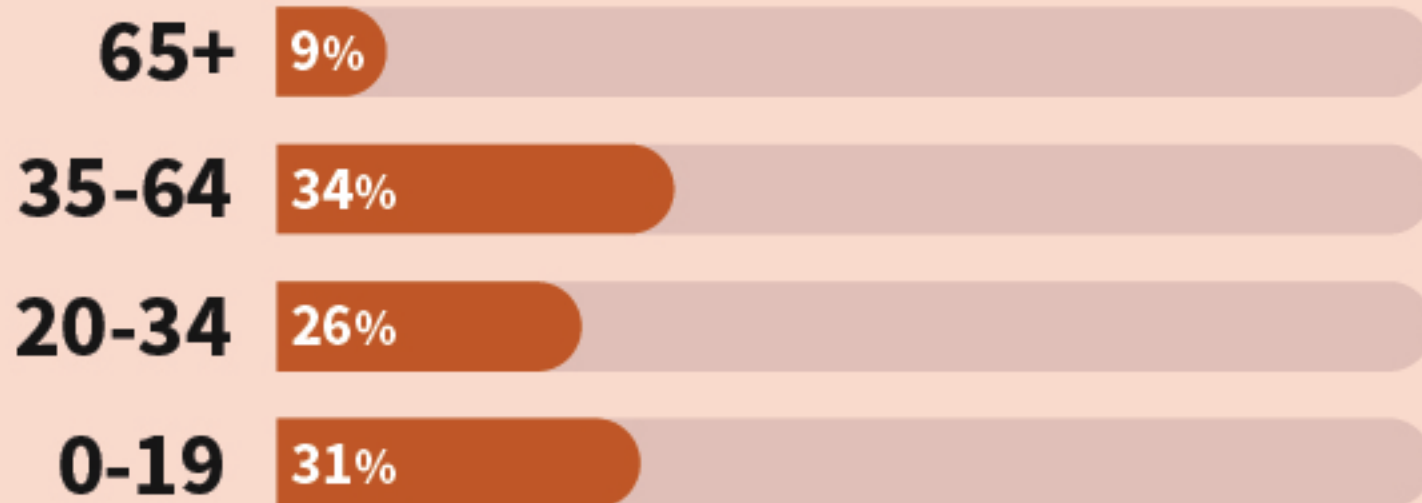


1.5 sq. mile

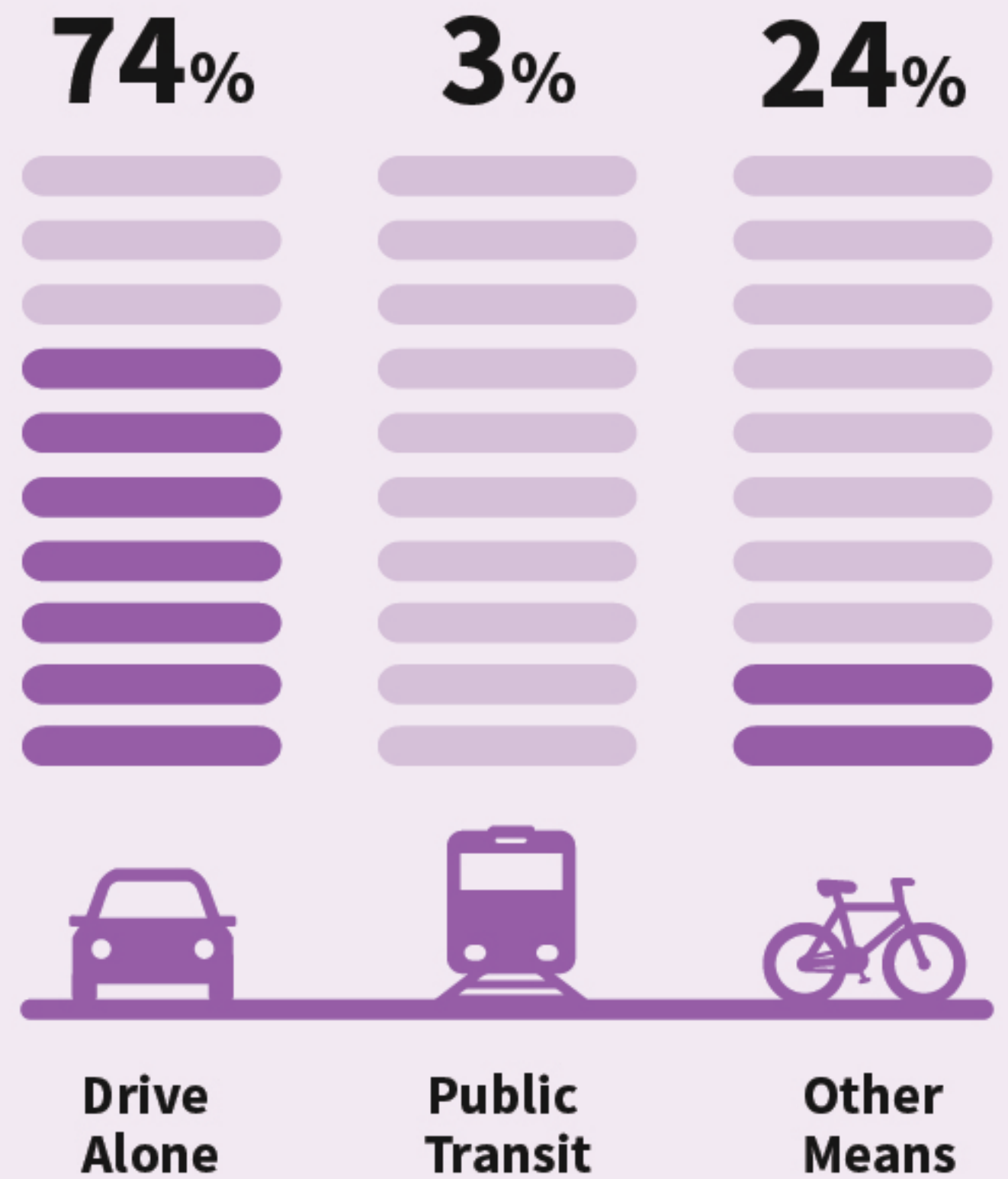
SOUTH SAN JOSE HILLS

POPULATION = 21,300 (14,123 per sq. mile)

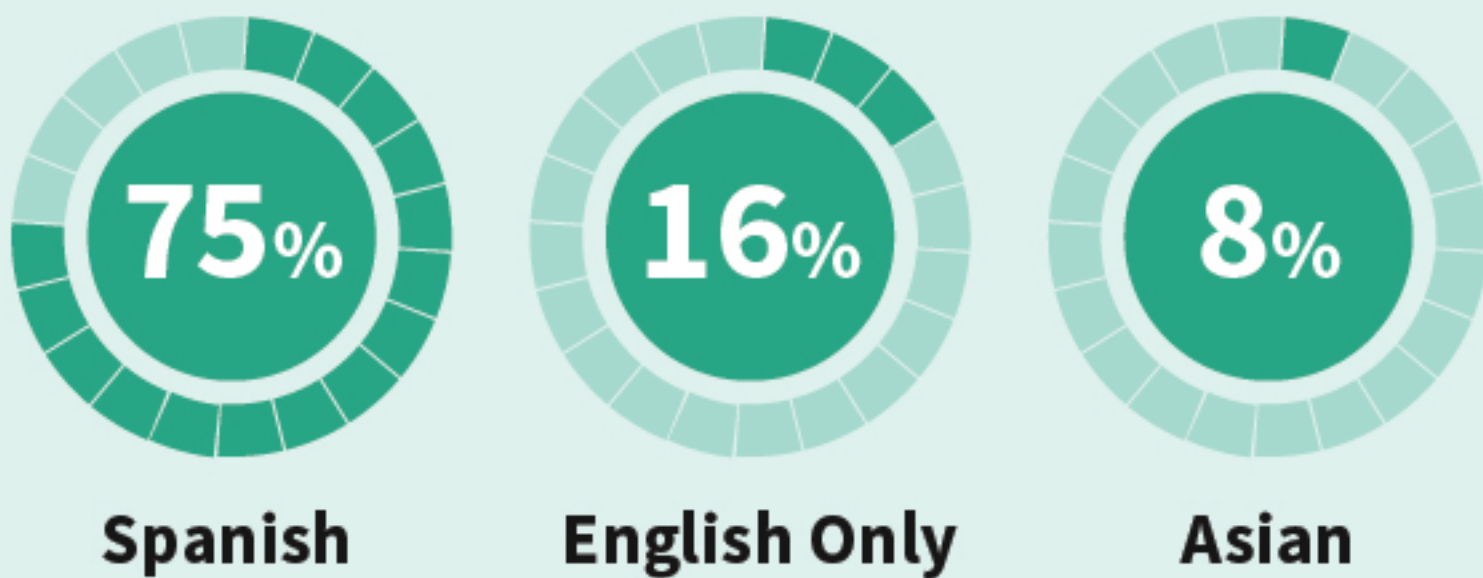
AGE



MOST COMMON COMMUTE



LANGUAGE SPOKEN AT HOME



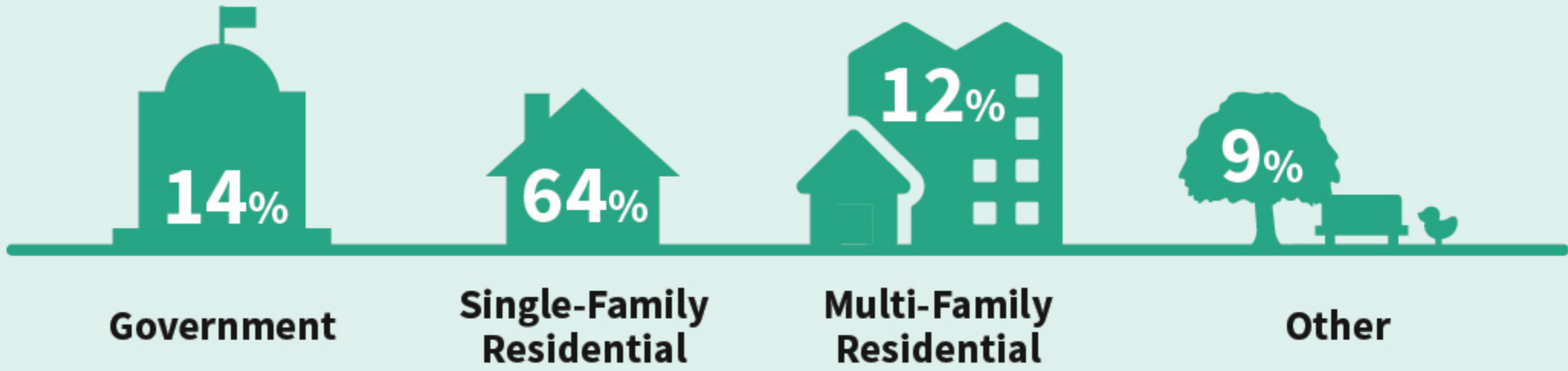
AVERAGE COMMUTE TIMES

	< 15 minutes	15-29 minutes	30-59 minutes	60+ minutes
Los Angeles County	18%	33%	36%	13%
South San Jose Hills	19%	31%	38%	12%



EAST SAN GABRIEL VALLEY AREA PLAN

TOP EXISTING LAND USES



HOUSEHOLDS

2017 Housing Unit Total: **4,336**



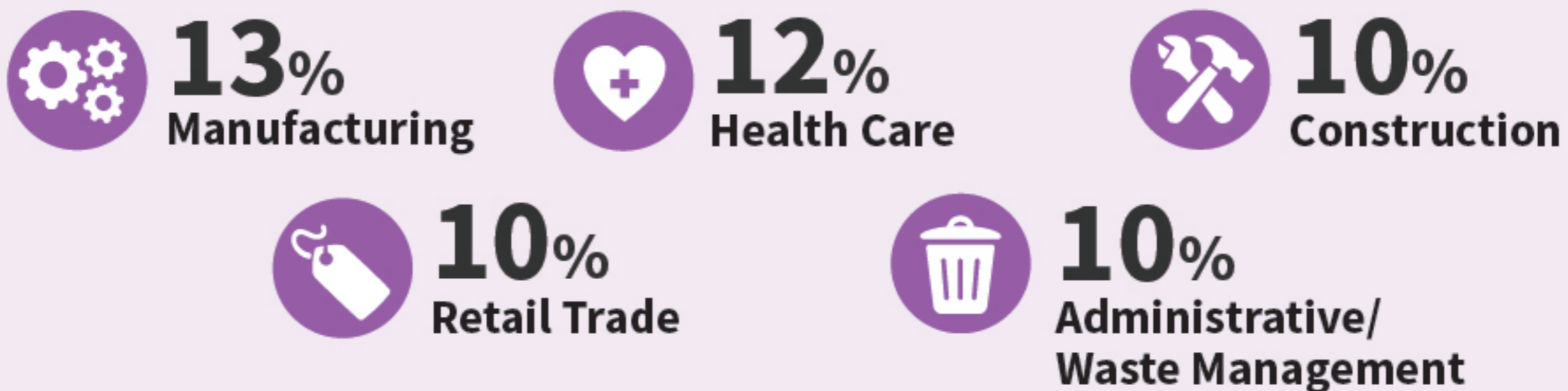
RACE/ETHNICITY

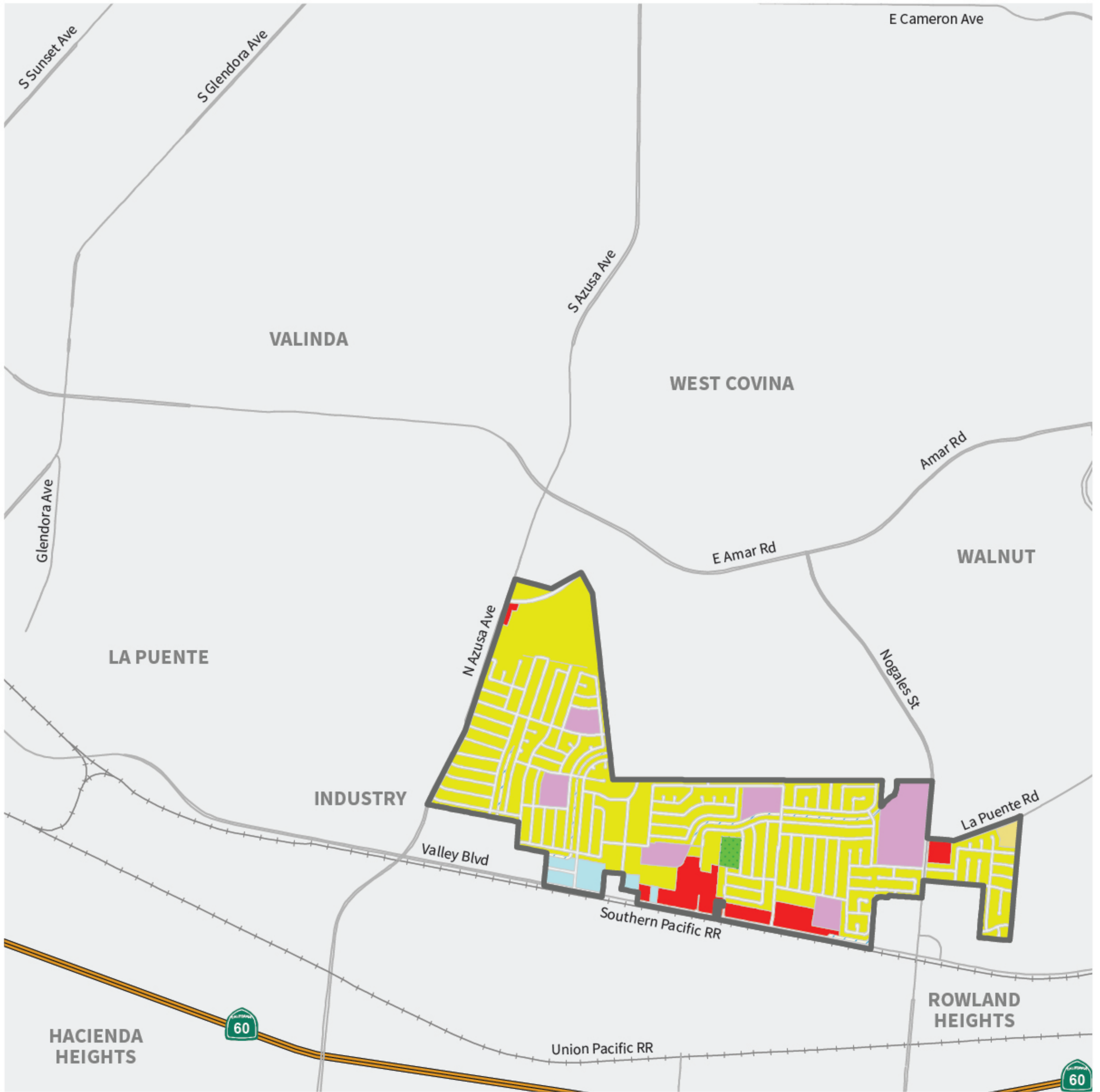


INCOME FACTORS

	4-Year Degree or Higher	Median Household Income	Unemployment Rate
Los Angeles County	32%	\$59,613	5%
South San Jose Hills	8%	\$56,005	5%

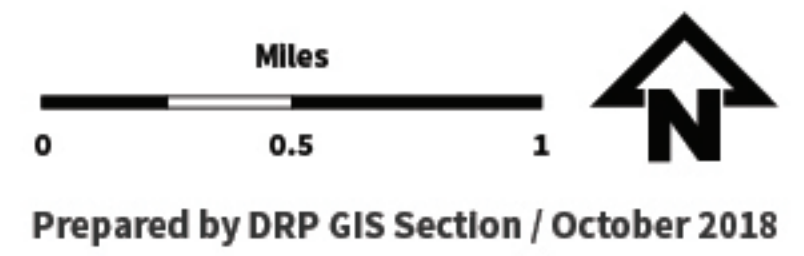
TOP 5 EMPLOYMENT INDUSTRIES





South San Jose Hills

General Plan Land Use Policy Map



Base Layers

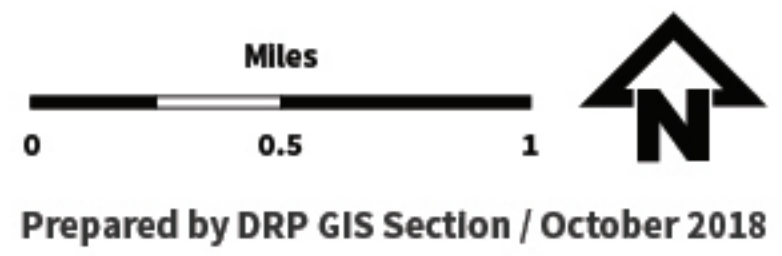
- Railroad
- City / Community Boundary
- Major Road
- Freeway

Land Use Policy Designations

- | | |
|-------------------------|------------------------------|
| H5 - Residential 5 | IL - Light Industrial |
| H9 - Residential 9 | P - Public and Semi-Public |
| H18 - Residential 18 | OS-C - Conservation |
| H50 - Residential 50 | OS-PR - Parks and Recreation |
| CG - General Commercial | W - Water |



South San Jose Hills Zoning Map



Base Layers

- Railroad
- City / Community Boundary
- Major Road
- Freeway

Zoning Designations

- | | | |
|--|--------------------------------|-----------------------|
| Single- and Two-Family Residential | Commercial | Buffer Strip / Corner |
| Residential Agricultural | Light Manufacturing | Open Space |
| Ltd and Med Density Multiple Residential | Heavy Manufacturing | |
| Residential Planned Development | Industrial Planned Development | |
| Light / Heavy Agricultural | | |



CONTACT US



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